



# City of Seattle Preliminary Assessment Report

February 06, 2012

This report represents a preliminary determination of project requirements from various city departments. The report is based on project characteristics that you identified on the Site Plan and the Preliminary Application Form, and on your Pre-Application Site Visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. This coordinated list of requirements and decisions is a reference for creating a more complete submittal package to reduce the need for correction cycles that delay permit approval. The information in this report can also be used to develop a Street Improvement Plan (SIP) application for submittal to SDOT (see SDOT Client Assistance Memos 2200, 2201, 2211, 2212, 2213, and 2214).

**Note:** A preliminary assessment is being conducted on all land use projects as well as new construction projects. If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

**The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.**

- Street use permits are required for all work in the right-of-way (see SDOT Client Assistance Memo 2100).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- If an SIP is required, SDOT must approve your 60% complete SIP before DPD construction intake (see Client Assistance Memos 2200, 2206, 2209, 2211, 2213, and 2214).

Project Summary			
AP/Project No.	3013102	Ground Disturbance	Y
Application Template	PRJ	PASV Required This Permit	Y
Application Type	DISCRETIONARY LAND USE ACTION	Date PASV Completed	02/01/12
Category	COMMERCIAL	PASV Done Under	
DPD Review Type	FULL C	Permit Remarks	
Address	400 Fairview Ave N		
Location			
Zoning		Applicant	MURPHY MCCULLOUGH 221 YALE AVE N SEATTLE WA 98109 (206) 726-8000
King County APN	<a href="#">2467400120</a>		
Permit Status			
Description of Work	Demolition of existing structure and construct new 12-story (approximately 338,760sf) office building with ground floor retail and 4-5 floors of below grade parking.	Applicant Email	<a href="mailto:murphy.mccullough@skanska.com">murphy.mccullough@skanska.com</a>
		Linked AP/Project Nos.	
SDOT Project No			

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

## Pre-Application Site Visit (PASV) Report

**Contact:** Arthur Thomas Richardson, (206) 233-3875, [art.richardson@seattle.gov](mailto:art.richardson@seattle.gov)

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger

requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

### **ECA Mapping Unit and Type**

This project site appears to include the following ECAs and/or buffers:

Steep slope

### **Earth Disturbance**

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

In addition, provide detailed cross-sections for: All PLs

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height. Along the alley on the east PL.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

### **Existing ROW Conditions**

#### **REPUBLICAN ST**

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 3-4" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. inlet

#### **HARRISON ST**

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

#### **FAIRVIEW AVE N**

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

#### **ALLEY EAST OF SITE**

Asphalt surface

Gravel surface

Unimproved

V-shaped cross-section

Downstream inlet prior to crossing sidewalk

Comments: Approx. 50' of the alley in the center of the site, high point, is gravel. From this high point the "V" shaped AC alley flows to the north and south into CBs prior to crossing SWs.

### **Potential Impacts to Seattle Parks Property**

No parks property in vicinity

### **Tree Protection**

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

Street trees only on Fairview.

### **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

#### **Show the following on the CSC/Post Construction Soil Amendment Plan:**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

### **Inspectors Notes**

See Alley notes. Bus atop at the NE corner of Fairview and Harrison.

### **Standard Submittal Requirements for Projects in an ECA**

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per SMC 22.804, SMC 25.09, and Directors Rule (DR) 33-2006

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)

Delineate the clearing limits on the site plan

Provide a vegetation restoration plan per SMC 25.09.320, CAM 331 and CAM 331A. **Prior to any vegetation removal in the critical area, review, approval, and a preconstruction meeting is required**

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)).

Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Construction activity area appears to be within the steep slope critical area and/or its associated buffer. A steep slope variance may be required (see SMC 25.09.180E.1)

## **Seattle City Light Requirements**

**Contact:** Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

### **Street/Alley Requirements** **REPUBLICAN ST**

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along the north side of Republican St.

## HARRISON ST

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## FAIRVIEW AVE N

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size & voltage details.

## ALLEY EAST OF SITE

10' Clearance from Structures: 10-ft horizontal clearance required between power lines and permanent structures. Review DPD CAM 122, Electric Utility Clearance Requirements, and SCL Construction Guideline D2-3 (<http://www.seattle.gov/Light/engstd/Docs/ConStd/d23.pdf>) Changes to SCL's system to meet clearances are done at the project's expense. There are overhead high voltage lines along the alley.

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An SCL engineer will require scaled building elevation drawings to determine clearances. Please submit an extra set of plans at DPD intake.

## Conservation

Energy Smart Services. Seattle City Light offers energy conservation grants for large new construction projects designed to exceed the energy efficiency requirements of the Seattle Energy Code. Contact Seattle City Light early in the design process to receive free energy analyses and funding estimates by utility staff, and funding for whole-building energy analysis by private sector consultants. The program is win-win. Tenants and buyers are attracted by reduced operating costs, while the project developers benefit from additional LEED points and grants to help offset increases in construction costs. The utility meets load growth through an investment that is less expensive than building new generating facilities. Designers are better able to promote the economics of cutting edge designs. Call (206) 684-3254 today to take advantage of this opportunity.

## Notes to Applicant

For new service, an Application for Electrical Service must be submitted to Seattle City Light. Please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The Electrical Service Representative should also be contacted to coordinate electrical details for demolition and temporary power during construction. Your Electrical Service Representative is: Helene Bourget, 206-615-0605, [helene.bourget@seattle.gov](mailto:helene.bourget@seattle.gov). Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## Other Requirements

- Additional Working Clearance Note: For cranes and derricks in construction, there is a new OSHA standard for clearance from overhead power lines. The new standard is 20 feet from overhead power lines.

## DPD Drainage Requirements

**Contact:** Joseph P Berentsen, (206) 684-8613, [Joe.Berentsen@seattle.gov](mailto:Joe.Berentsen@seattle.gov)

The following requirements are based on the current stormwater and side sewer codes.

### Existing Public Drainage Infrastructure

Combined sewer main location: Fairview Ave. N.

Combined sewer main size: 8" Diameter

### Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Combined sewer.

## Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure (bioretention cells, green roofs, permeable pavement, rainwater harvesting, etc.) to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Flow control standards must be first met by utilizing green stormwater infrastructure to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using green stormwater infrastructure. Refer to Director's Rule 17-2009 - Stormwater Manual Vol. III - Stormwater Flow Control and Water Quality. Submit a GSI Calculator along with additional flow control documentation. Refer to the following for more information:

<http://www.seattle.gov/dpd/Codes/StormwaterCode/Overview/default.asp>

This project site discharges to a Public Combined Sewer (SMC 805.050.A.5). Based upon the information provided on the Preliminary Application Form pertaining to land disturbing activity, and existing and proposed impervious surfacing this project shall: provide flow control meeting the Peak Flow Control Standard per SMC 22.805.080.B.4. The post-development peak flow with a 4% annual probability (25-year recurrence flow) shall not exceed 0.4 cubic feet per second per acre. Additionally, the peak flow with a 50% annual probability (2-year recurrence flow) shall not exceed 0.15 cubic feet per second per acre. Projects with less than 10,000 sf new plus replaced impervious surface can use Table 4.7 - Pre-Sized Flow Control Worksheet in lieu of continuous modeling.

## Water Quality

No requirements

## Wastewater

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at:

<http://www.kingcounty.gov/environment/wastewater/capacitycharge.aspx>

## Permanent and Temporary Dewatering

Per SMC 21.16.110, the proposed project requires a separate side sewer permit for temporary dewatering based on the following: excavation greater than 12 feet deep.

The footing drain (if part of building plan) point of discharge (DPD DR 4-2011) is located at the following: Combined system.

## Side Sewer

The existing side sewer for a new or converted building or dwelling unit may be reused pursuant to SMC 21.16.240.

## DPD Land Use Code Requirements

**Contact:** Lori L Swallow, (206) 684-5627, [Lori.Swallow@Seattle.Gov](mailto:Lori.Swallow@Seattle.Gov)

## Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

### REPUBLICAN ST

Grading to future ROW grade. See <http://www.seattle.gov/transportation/gradesheetintro.htm>

New structures must be designed to accommodate future right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at <http://www.seattle.gov/transportation/gradesheetintro.htm>

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found at [http://www.seattle.gov/dpd/static/Covenant\\_Consenting\\_LID\\_LatestReleased\\_DPDS\\_006060.pdf](http://www.seattle.gov/dpd/static/Covenant_Consenting_LID_LatestReleased_DPDS_006060.pdf)

A 3' foot setback is required.

## **HARRISON ST**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

## **FAIRVIEW AVE N**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

## **Alley Requirements**

### **ALLEY EAST OF SITE**

Pave the width of the alley abutting the lot and the portion of alley between the lot and the connecting street. Apply for SDOT SIP Design Guidance (see CAM 2211). The Seattle Right of Way Improvements Manual ([http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm)) contains design details.

A 2' foot dedication is required. Refer to SDOT CAM 2203. Please see [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm).

## **SDOT Requirements**

**Contact:** Leo Kaarrekoski, [leo.kaarrekoski@seattle.com](mailto:leo.kaarrekoski@seattle.com)

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

## **Street Improvement Requirements**

### **REPUBLICAN ST**

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.

Relocate driveway: See Seattle Right of Way Improvements Manual (ROWIM) section 4.11. Where a curb is present a curb cut permit from DPD is required.

Based on the scope of your project and the proximity to the lot line a SIP may be triggered by the extent of construction impacts to existing street, sidewalk or alley improvements. If more than 2,000 sf of impervious surface in the right of way will be replaced a SIP will be required.

A drainage review is required as part of the Street Use Permit if more than 750 square feet of land disturbing activity will take place in the right of way.

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A drainage review is required as part of the Street Use Permit if more than 750 square feet of land disturbing activity will take place in the right of way.

### **FAIRVIEW AVE N**

Tree protection: Removal of trees in the public right-of-way (ROW) is prohibited. Projects must be designed to accommodate existing trees in the ROW. Exceptions to this policy require review and approval by SDOT Urban Forestry. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693. Contact SDOT Urban Forestry immediately if you are proposing to remove street trees. If an exception from street tree removal is not granted, the project will need to be redesigned to preserve street trees.

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.

Other requirements: Proposed realignment of Fairview (midblock towards Republican per Mercer Plan) may require building setback to accommodate street trees.



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A drainage review is required as part of the Street Use Permit if more than 750 square feet of land disturbing activity will take place in the right of way.

SPU Requirements

**Contact:** Susie Larson, [susie.larson@seattle.gov](mailto:susie.larson@seattle.gov)

**Flow Control Compliance**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

Roadway projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Flow control standards must be first met by utilizing green stormwater infrastructure to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using green stormwater infrastructure. Refer to DR GSI to MEF and DR Vol.3.

**Stormwater Treatment**

No requirements

**Water Availability**

**Contact:** SPU Water

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20120081

Water Availability Certificate status: Approved with No Changes

Prepared by: Karen Younge

**Existing Water System Information**

Proximity of nearest fire hydrant is: 315 feet SW of property. Meets standards.

Water Main:

Size: 12 inches	Material: Cast Iron	Class: C
- Standard		
- Abutting		

Water Main is available to serve in: Fairview Avenue N

Distance of main to E margin of street is 20 feet.

Public ROW width is 84 feet.

Water Service(s):

Size: 1.5"	Material: Plastic
Size: 4"	Material: Ductile Iron

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

For questions on the permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

1. Review the requirements in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. If a SIP is required, **DPD will not accept your application until your 60% complete SIP plans have been approved by SDOT.**
4. Information on requirements for Electric Service Connection (RESC), electric service applications, guidelines and other services can be found on Seattle City Light's website (<http://www.seattle.gov/light/newconstruction/>). Contact an Electric Service Representative for your electrical service design and connection questions:
  - North of Denny Way (206) 615-0600
  - South of Denny Way (206) 386-4200
  - Large Commercial & Industrial (206) 233-7177
  - Service Applications (206) 233-APPS (2777)
5. If you have additional questions or need additional information, you may request a pre-submittal conference. Call (206) 684-8850 or go to DPD's website ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permits/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/default.asp)).
6. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**

The requirements and determinations in this report are based on the details provided by the applicant on the preliminary application form and site plan submitted to DPD. If the scope of your proposed project changes before your DPD intake appointment or SDOT SIP application, the requirements in this report are subject to change. If there are municipal code and ordinance changes prior to your DPD intake, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.